

058.B

0001

0004.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

Total Card / Total Parcel

137,300 / 137,300

137,300 / 137,300

137,300 / 137,300

PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**
APPRAISED: 137,300 / **Total Parcel**
USE VALUE: 137,300 / 137,300
ASSESSED: 137,300 / 137,300

No	Alt No	Direction/Street/City
34		CLARK ST, ARLINGTON

OWNERSHIP		Unit #:	4
Owner 1:	COLARUSSO PROPERTIES LLC		
Owner 2:			
Owner 3:			

Street 1:	22 MILL ST UNIT 305
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	N
Postal:	02476
Type:	

PREVIOUS OWNER	
Owner 1:	COLARUSSO PROPERTIES LLC -
Owner 2:	LEARY JANE/ESTATE -
Street 1:	22 MILL ST UNIT 305
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02476

NARRATIVE DESCRIPTION	
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 370 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 2 Rooms, and 1 Bdrm.	

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6014																

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct		
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value											
102	0.000	137,300			137,300											
Total Card	0.000	137,300			137,300					Entered Lot Size						
Total Parcel	0.000	137,300			137,300					Total Land:						
Source:	Market Adj Cost		Total Value per SQ unit /Card:	371.08	/Parcel:	371.0					Land Unit Type:					

146737	GIS Ref
GIS Ref	
GIS Ref	
Insp Date	
12/04/17	

Prior Id # 1: 146737
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
mmcmakin

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
LEARY JANE/ EST	74186-528	1	2/26/2020	Estate/Div	1,896
LEARY TIMOTHY D	62628-372		9/19/2013	Portion-Asst	60,000
WOOLF JOHN & ST	33321-475		7/26/2001		77,000
MCEVILLY MICHAEL	28764-53		6/26/1998		50,000
				No	No
					Y

BUILDING PERMITS		ACTIVITY INFORMATION	
Date	Number	Result	By
12/4/2017		Measured	DGM D Mann
5/6/2000			197 PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION

Type:	7 - Condo Garden
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	2 - Steel
Prime Wall:	7 - Brick
Sec Wall:	%
Roof Struct:	4 - Flat
Roof Cover:	4 - Tar & Gravel
Color:	BRICK
View / Desir:	N - NONE

BATH FEATURES

Full Bath:	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

Building Number 1.

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMs: 2	BRs: 1
	Baths: 1	HB: 0

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1962
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	3 - Electric
Heat Type:	6 - Elec Base/B
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%

CALC SUMMARY

Basic \$ / SQ:	320.00
Size Adj.:	2.12162161
Const Adj.:	1.02869344
Adj \$ / SQ:	698.399
Other Features:	32630
Grade Factor:	1.00
NBHD Inf:	0.68000001
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	197905
Depreciation:	60559
Depreciated Total:	137346

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:		Before Depr:	474.91	
Special Features:	0	Val/Su Net:	371.08	
Final Total:	137300	Val/Su SzAd:	371.08	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value

PARCEL ID

058.B-0001-0004.0

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMs: 2	BRs: 1
	Baths: 1	HB: 0

REMODELING**RES BREAKDOWN**

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	2	1	0
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:	1	2	1	
Totals				

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	370	698.400	258,408

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

Net Sketched Area: 370 Total: 258,408

Size Ad 370 Gross Are 370 FinArea 370

IMAGE**AssessPro Patriot Properties, Inc**